

184.0

0006

0008.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED: 1,395,200 / Total Card / 1,395,200  
USE VALUE: 1,395,200 / Total Parcel 1,395,200  
ASSESSED: 1,395,200 / 1,395,200

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		KIPLING RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SIMCOE ROBERT A &	
Owner 2: UDOMPRASERT PATRICIA S	
Owner 3:	

Street 1: 8 KIPLING ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: SEAVER PROPERTIES LLC -

Owner 2: -

Street 1: 215 LEXINGTON ST

Twn/City: WOBURN

St/Prov: MA Cntry:

Postal: 01801

## NARRATIVE DESCRIPTION

This parcel contains 8,522 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Vinyl Exterior and 2632 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8522		Sq. Ft.	Site		0	70.	0.79	7									472,961						473,000	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8522.000	922,200		473,000	1,395,200		123823
							GIS Ref
							GIS Ref
							Insp Date
							08/18/14
							08/18/14

PREVIOUS ASSESSMENT								Parcel ID	184.0-0006-0008.0		!14312!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT	
2020	101	FV	917,000	0	8,522.	473,000	1,390,000	1,390,000	Year End Roll	12/18/2019	Date	
2019	101	FV	687,200	0	8,522.	473,000	1,160,200	1,160,200	Year End Roll	1/3/2019	Time	
2018	101	FV	687,200	0	8,522.	398,600	1,085,800	1,085,800	Year End Roll	12/20/2017	Prior Id # 1:	
2017	101	FV	687,200	0	8,522.	364,900	1,052,100	1,052,100	Year End Roll	1/3/2017	Prior Id # 2:	
2016	101	FV	687,200	0	8,522.	310,800	998,000	998,000	Year End	1/4/2016	Prior Id # 3:	
2015	101	FV	658,500	0	8,522.	270,300	928,800	928,800	Year End Roll	12/11/2014	Date	
2014	101	FV	168,000	0	8,522.	250,000	418,000	418,000	Year End Roll	12/16/2013	Time	
2013	101	FV	168,000	0	8,522.	237,800	405,800	405,800		12/13/2012	danam	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	ASR Map:
SEAVER PROPERTI	64508-526		11/14/2014		975,000	No	No				Fact Dist:
LO PILATO ROBER	63287-267		2/19/2014	Change>Sale	486,000	No	No				Reval Dist:
FRISORE RALPH	7893-423		4/25/1952	Family		No	No		Olga LoPilato dod 12/26/1999		Year:

BUILDING PERMITS												ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name						
11/22/2016	1433	Solar Pa	5,184	C					8/18/2014	Meas/Inspect	PC	PHIL C						
5/15/2014	446	Heat App	16,000						6/18/2014	Info Fm Prmt	PC	PHIL C						
3/3/2014	152	Addition	213,000						3/10/2009	Inspected	163	PATRIOT						
7/28/2003	605	Re-Roof	5,000						12/8/2008	Measured	372	PATRIOT						
									10/25/2000	Hearing N/C	189	PATRIOT						
									12/28/1999	Meas/Inspect	263	PATRIOT						
									12/1/1981		GP							

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 6 - Colonial	2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Very Good									QFP	12				
Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1		A Bath:	Rating:									5	18				
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:									2	UAT				
Foundation: 1 - Concrete				A 3QBth:	Rating:									2	SFL				
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good									6	FFL				
Prime Wall: 4 - Vinyl				A HBth:	Rating:									16	17	3			
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units: 1													
Color: TAN				A Kits:	Rating:	Level FY LR DR D K FR RR BR FB HB L O													
View / Desir:				Fpl: 1	Rating: Very Good	Other													
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:	Upper													
Grade: B - Good						Lvl 2													
Year Blt: 1952	Eff Yr Blt:					Lvl 1													
Alt LUC:		Alt %:				Lower													
Jurisdct: G15		Fact: .				Totals RM: 8 BR: 4 Bath: 2 HB: 1													
Const Mod:						<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Lump Sum Adj:						Exterior:				No Unit	RMS	BRS	FL						
<b>INTERIOR INFORMATION</b>						Interior:				1	8	4	M						
Avg Ht/FL: STD						Additions:													
Prim Int Wall: 1 - Drywall						Kitchen:													
Sec Int Wall:		%				Baths:													
Partition: T - Typical						Plumbing:													
Prim Floors: 3 - Hardwood						Electric:													
Sec Floors:		%				Heating:													
Bsmnt Flr: 12 - Concrete						General:													
Subfloor:						Totals				1	8	4							
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 1																			
% Heated: 100		% AC: 100																	
Solar HW: NO		Central Vac: NO																	
% Com Wall		% Sprinkled:																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 184.0-0006-0008.0								<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:					Total Special Features:						Total:				<b>AssessPro Patriot Properties, Inc</b>			